

127.0

0004

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

872,500 / 872,500

USE VALUE:

872,500 / 872,500

ASSESSED:

872,500 / 872,500



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
34-36		COLEMAN RD, ARLINGTON

## OWNERSHIP

Owner 1:	KELLY STEPHEN & ERNA	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 21 PURCELL RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: KENNEDY HENRY J -

Owner 2: -

Street 1: 34 COLEMAN RD

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains 4,459 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1928, having primarily Vinyl Exterior and 2681 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4459		Sq. Ft.	Site		0	70.	1.24	8									387,640						387,600	

## IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
104							4459.000		484,100		800		387,600		872,500							
Total Card							0.102		484,100		800		387,600		872,500		Entered Lot Size					
Total Parcel							0.102		484,100		800		387,600		872,500		Total Land:					
Source: Market Adj Cost																	Land Unit Type:					

PREVIOUS ASSESSMENT									Parcel ID		127.0-0004-0008.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes		Date	
2020	104	FV	484,300	800	4,459.	387,600	872,700	872,700	Year End Roll		12/18/2019	
2019	104	FV	373,500	800	4,459.	387,600	761,900	761,900	Year End Roll		1/3/2019	
2018	104	FV	373,500	0	4,459.	343,300	716,800	716,800	Year End Roll		12/20/2017	
2017	104	FV	349,700	0	4,459.	288,000	637,700	637,700	Year End Roll		1/3/2017	
2016	104	FV	349,700	0	4,459.	288,000	637,700	637,700	Year End		1/4/2016	
2015	104	FV	310,400	0	4,459.	249,200	559,600	559,600	Year End Roll		12/11/2014	
2014	104	FV	310,400	0	4,459.	240,900	551,300	551,300	Year End Roll		12/16/2013	
2013	104	FV	323,400	0	4,459.	229,300	552,700	552,700			12/13/2012	

SALES INFORMATION										TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes							
KENNEDY HENRY J	1427-145		12/13/2012		550,000	No	No									
KENNEDY HENRY J	1306-85		8/16/2005	Family	55,000	No	No									
LYNCH JAMES J-	1268-109		5/23/2003		550,000	No	No									
	1067-198		3/1/1990			1	No	No	A							

BUILDING PERMITS										ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name		
5/24/2013	737	Siding	24,400	C						4/6/2018	MEAS&NOTICE	CC	Chris C		
										4/30/2014	External Ins	PC	PHIL C		
										6/10/2013	Info Fm Prmt	EMK	Ellen K		
										12/24/2008	Measured	294	PATRIOT		
										12/6/1999	Meas/Inspect	264	PATRIOT		
										1/1/1982		CM			

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																																																					
Type: 13 - Multi-Garden				Full Bath: 2	Rating: Average																																																												
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:																																																												
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:																																																												
Foundation: 2 - Conc. Block				A 3QBth:	Rating:																																																												
Frame: 1 - Wood				1/2 Bath:	Rating:																																																												
Prime Wall: 4 - Vinyl				A HBth:	Rating:																																																												
Sec Wall:		%		OthrFix:	Rating:																																																												
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>																																																									
Roof Cover: 1 - Asphalt Shgl				Kits: 2	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 1																																																							
Color: GRAY				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O																																																								
View / Desir:				Frl:	Rating:			Other																																																									
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper																																																									
Grade: C - Average								Lvl 2																																																									
Year Blt: 1928	Eff Yr Blt:							Lvl 1																																																									
Alt LUC:	Alt %:							Lower																																																									
Jurisdct:	Fact: .							Totals	RMs: 11	BRs: 5	Baths: 2	HB																																																					
Const Mod:																																																																	
Lump Sum Adj:																																																																	
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>																																																					
Avg Ht/FL: STD				Location:				Exterior:		No Unit	RMS	BRS	FL																																																				
Prim Int Wall: 2 - Plaster				Total Units:				Interior:		1	6	3																																																					
Sec Int Wall:		%		Floor:				Additions:		1	5	2																																																					
Partition: T - Typical				% Own:				Kitchen:																																																									
Prim Floors: 4 - Carpet				Name:				Baths:																																																									
Sec Floors: 4 - Carpet		30 %						Plumbing:																																																									
Bsmnt Flr: 12 - Concrete								Electric:																																																									
Subfloor:								Heating:																																																									
Bsmnt Gar:								General:																																																									
Electric: 3 - Typical																																																																	
Insulation: 2 - Typical																																																																	
Int vs Ext: S																																																																	
Heat Fuel: 2 - Gas																																																																	
Heat Type: 5 - Steam																																																																	
# Heat Sys: 2																																																																	
% Heated: 100	% AC:																																																																
Solar HW: NO	Central Vac: NO																																																																
% Com Wall	% Sprinkled:																																																																
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:																																																					
<b>SPEC FEATURES/YARD ITEMS</b>																																																																	
<b>PARCEL ID</b> 127.0-0004-0008.0																																																																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																
2	Frame Shed	D	Y	18X10		A	AV	2017	0.00	T	1.6	104																																																					
19	Patio	D	Y	116x16		A	AV	2000	3.71	T	15.2	104			800		800																																																
More: N	Total Yard Items:	800	Total Special Features:		Total:	800																																																											
<b>SKETCH</b>																																																																	
<table border="1"> <tr> <td>5</td> <td>OFF</td> <td>OFF</td> <td>19</td> <td>2</td> </tr> <tr> <td colspan="4">(95)</td> <td></td> </tr> <tr> <td colspan="4">UAT</td> <td></td> </tr> <tr> <td colspan="4">SFL</td> <td></td> </tr> <tr> <td colspan="4">FFL</td> <td></td> </tr> <tr> <td colspan="4">BMT</td> <td>50</td> </tr> <tr> <td colspan="4">(1300)</td> <td></td> </tr> <tr> <td colspan="4">26</td> <td></td> </tr> <tr> <td colspan="4">6</td> <td>OFF</td> </tr> <tr> <td colspan="4">(156)</td> <td></td> </tr> </table>																5	OFF	OFF	19	2	(95)					UAT					SFL					FFL					BMT				50	(1300)					26					6				OFF	(156)				
5	OFF	OFF	19	2																																																													
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(156)																																																																	
<b>SUB AREA</b>																																																																	
<b>SUB AREA DETAIL</b>																																																																	
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten																																																							
BMT	Basement	1,300	52,150	67,795	UAT	100	FLA	25 A																																																									
FFL	First Floor	1,300	173,830	225,983																																																													
SFL	Second Floor	1,300	173,830	225,983																																																													
OFF	Open Porch	502	19,200	9,638																																																													
UAT	Upper Attic	325	82,570	26,835																																																													
Net Sketched Area: 4,727				Total: 556,234																																																													
Size Ad	2600	Gross Are	5702	FinArea	2681																																																												
<b>IMAGE</b>																																																																	
<b>AssessPro Patriot Properties, Inc</b>																																																																	
																																																																	